

**Vashon-Maury Community Council (V-MCC) Affordable Housing (AH) Committee
Minutes 06/14/2023, 6:30 pm – 8:00 pm, via Zoom Meeting**

Access recorded meeting via the following, using Passcode: k5Z2Xy1@

https://us06web.zoom.us/rec/share/BQHb8l1fYabNRp8gsJSoXjsB1NNQjQ2znGS9DPJQkqwxQ_trLP6_Sj52Zg5vqc9o.PTB5mAu3inBi8JBS

Minutes by Evy Horton, Morgan Brown

Attendees (10)

Morgan Brown, Committee Chair*	Tanya Roberts
Diane Emerson, V-MCC Board, President*	Armen Yousoufian
Randal Collen*	Terry Sullivan
Evy Horton	Coco Carson-Rohe
Linda Fox	David Vogel (joined at ~ 7:00pm)

*In-Person at the Vashon Maury Island Land Trust

Welcome. Morgan Brown welcomed attendees. The Zoom recording of the meeting was started at 6:35pm.

Agenda.

- The meeting Agenda was reviewed. Armen Yousoufian requested amending the Agenda to include an item: Fire District Lid Lift Levy vis-à-vis affordable housing. The request was approved.
- The draft of the Minutes of the previous meeting (04/12/2023) was approved. The May meeting scheduled for 05/10/2023 was cancelled.

Agenda Discussion Topics.

- I. **AH Non-profit Activity (Vashon HouseHold, Shelter America Group)**
 - Morgan Brown spoke to the status of the Shelter America Group project known as Creekside Village (40 rental housing units). Attendees queried about the existence of a waitlist for this housing. Shelter America Group's president, Christopher Bric is scheduled to attend the July AH Committee meeting.
 - Morgan also spoke briefly about the status of Vashon HouseHold's projects, including Island Center Homes which are currently under construction.
 - Armen broached the subject of nonprofit vs. private development and costs per unit.
- II. **King County Comp Plan Public Review through July 15, 2023**
 - King County seeks public input on its June 2023 Draft through July 15 – find info. [here](#).
 - Chair encouraged attendees to review the "Supporting Documents":
 - i. [Middle Housing Code Study](#)
 - ii. [Vashon P-Suffix Report](#)

iii. [Vashon Affordable Housing Special District Overlay Report](#)

- III. King County is holding a [Virtual Meeting on 07/10/2023 \(July 10, 2023\) from 7-8:30 PM, for Vashon-Maury Island Zoning Changes](#)
- IV. The V-MCC will vote at tomorrow's (June 15, 2023) General meeting re: the AH Committee's advice to oppose "In-Lieu Fees"
- V. **ADUs (Accessory Dwelling Units) in Town, ref. WA State HB1337**
Topic-specific research and other tasks were accepted and delegated as follows.
- a. Randal Collen: Review the new WA State [Middle Housing Law](#) and [ADU Law](#) on how they affect ADUs on Vashon
 - b. Coco Carson-Rohe: Research ADU connection to sewer issues
 - c. Attendees participated in impromptu brainstorming with the ultimate goal to develop FAQs (Frequently Asked Questions – and Answers!) regarding ADUs, to be used in outreach and education. These FAQs might include:
 - What is an ADU?
 - Is an ADU the same thing as a mother-in-law suite?
 - Can an apartment over a garage be an ADU?
 - Does this structure have to be detached to the primary residence to legally considered an ADU?
 - Can you get a loan to create an ADU?
 - Are there quality pre-made structures?
 - How much is the permit?
 - Are there size requirements?
 - What are the rental terms?
 - What/who on-island is building these structures?
 - d. Randal: Create poster in time for Strawberry Festival for use at V-MCC booth
 - e. Evy Horton suggested that the AH Committee more rigorously include relevant language such as "rent," "rental," "renters," and "renting" during meetings, in promotional/educational materials, and any other fitting situation.
- VI. **Additional Topics.** As noted above, attendees discussed the Fire District Lid Lift Levy. Armen's feeling was that it is another straw on the camel's back for affordability on the Island.
- VII. **Next Meeting:** Wednesday, July 12, 6:30 pm at the Land Trust Building and on Zoom. Email committee Chair Morgan Brown at morgan@wholewater.com to be added to the AH Committee mailing list.
- VIII. **8:00 Adjourn**